



Legislation Details (With Board Report)

File #:	RES 13-067	Name:	Little Creek
Type:	BoS Resolution	Status:	Passed
File created:	11/21/2013	In control:	Board of Supervisors
On agenda:	12/3/2013	Final action:	12/3/2013

Title: Adopt a Resolution to:

- a. Approve a Lot Line Adjustment between three (3) legal lots of record under Land Conservation Contract No. 93-002, established by County Resolution No. 92-35, with no net decrease in acreage under Williamson Act Contract; and
- b. Authorize the Chair to execute new or amended Land Conservation Contract in order to rescind a portion of the existing Land Conservation Contract as it applies to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Little Arthur Creek Land Co., LLC, reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contracts.
(Lot Line Adjustment - PLN130280/Little Arthur Creek Land Co., LLC, 69210 Parkfield-Coalinga Rd, San Miguel, South County Area Plan)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Discussion, 2. Attachment B - Resolution, 3. Attachment B to Resolution, 4. Attachment C - Vicinity Map, 5. Attachment D - Lot Line Adjustment Map, 6. Attachment E - Land Conservation Contract, 7. Completed Board Order & Resolution, 8. Completed Board Order & Resolutin with attachments, 9. Recorded Land Conservation Contracts

Date	Ver.	Action By	Action	Result
12/3/2013	1	Board of Supervisors	adopted	Pass

Adopt a Resolution to:

- a. Approve a Lot Line Adjustment between three (3) legal lots of record under Land Conservation Contract No. 93-002, established by County Resolution No. 92-35, with no net decrease in acreage under Williamson Act Contract; and
- b. Authorize the Chair to execute new or amended Land Conservation Contract in order to rescind a portion of the existing Land Conservation Contract as it applies to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Little Arthur Creek Land Co., LLC, reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contracts.
(Lot Line Adjustment - PLN130280/Little Arthur Creek Land Co., LLC, 69210 Parkfield-Coalinga Rd, San Miguel, South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN130280
Owner: Little Arthur Creek Land Co., LLC
Project Location: 69210 Parkfield-Coalinga Rd, San Miguel

APN: 423-173-003-000
Agent: Whitson Engineers
Plan Area: South County Area Plan
Flagged and Staked: No
CEQA Action: Categorically Exempt - 15305(a)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Lot Line Adjustment between three (3) legal lots of record under Land Conservation Contract No. 93-002, established by County Resolution No. 92-35, with no net decrease in acreage under Williamson Act Contract; and
- b. Authorize the Chair to execute new or amended Land Conservation Contract in order to rescind a portion of the existing Land Conservation Contract as it applies to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Little Arthur Creek Land Co., LLC, reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contracts.

SUMMARY:

The subject Lot Line Adjustment will re-configure three existing legal lots of record totaling approximately 307.3 combined acres. The three lots comprise a portion of Williamson Act Land Conservation Contract No. 93-002. The three lots also comprise the entirety of Assessor's Parcel Number 423-173-003-000, and will continue to comprise the entirety of the parcel with no changes to said parcel's exterior boundaries or total acreage. The current lot configuration consists of Lot "A" at approximately 159.6 acres, Lot "B" at 142.1 acres and Lot "C" at 5.6 acres. The approved Lot Line Adjustment would result in a Lot "1" of approximately 102.4 acres, a Lot "2" of 102.6 acres and a Lot "3" of 102.3 acres, respectively.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

Environmental Health Bureau
RMA-Public Works Department
Water Resources Agency
Cal-Fire (South County)
Agricultural Commissioner's Office

FINANCING:

The subject lots are currently under Land Conservation Contract No. 93-002. This Lot Line Adjustment will continue the Agricultural Preserve status of the properties, with no reduction in overall acreage, but will not reduce the assessed property valuation of the lots and, as such, will not have an impact on the County General Fund.

Prepared by: Steve Mason, Associate Planner, ext. 5228
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Benny Young, Director Resource Management Agency

This report was reviewed by Delinda Robinson, Senior Planner and Mary Grace Perry, Deputy County Counsel

cc: Front Counter Copy; Board of Supervisors; County Counsel; Environmental Health Bureau; RMA-Public Works Department; Water Resources Agency; Cal-Fire (South County); Delinda Robinson, Senior Planner; Laura Lawrence, Planning Services Manager; Mike Novo; Little Arthur Creek Land Co., LLC, Applicant/Owner; Whitson Engineers, Agent; The Open Monterey Project; LandWatch; Project File PLN130280

The following attachments on file with the Clerk of the Board:

Attachment A Discussion

Attachment B Draft Board Resolution and Conditions of Approval/Implementation
Plan/Mitigation Monitoring Reporting Plan

Attachment C Vicinity Map

Attachment D Lot Line Adjustment Map

Attachment E Land Conservation Contract No. 93-002